

**WELCA MINUTES:
August 04, 2020 Meeting
Video Conference Meeting**

I) Call to Order:

Meeting called to order at 7:05 pm.

A quorum was present with the following board members in attendance via a Zoom video conference meeting.

Present included Earl Wilson, Gary Frey, Amy Skinner, Bill Stout, Lucidell Smoczyk, Amy Skinner, Doug Mangles and Dan DeMello

Excused Absence included: Mike Goddard. Jim Foster, Lance Vogt and Bill Volz

II) Welcome Visitors: Jean McReynolds, Amanda Purnell and Sandy Kelly

III) Secretary' Report:

Approval of Minutes:

Action: A motion was made and passed to accept and approve the minutes from the July 2020 meeting.

IV) Treasurer's Report:

Checking Balance: \$ 1,829.91

Savings Balance: \$ 12,290.88 includes \$.11 interest (\$1.12 in 2020)

Total Funds Available: \$ 14,120.71 as of August 4, 2020)

Includes: 339 paid members in 2020 Total Dues Pd. in 2020 = \$ 10,428.00

Beginning Balance 1/1/2020 \$ 9,325.20

Total July expenses: \$260.

2296 8/04 Andy Yarnell 260.00 August General Maintenance

Dues Summary as of August 4, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	111	3495	51%	58%	63%	59%
6	161	69	2134	43%	49%	48%	53%
7	106	42	1260	40%	42%	44%	50 %
8, 8A	100	72	2225.	72%	75%	76%	84%

9	84	44	1324	52%	55%	56%	64%
All	669	339	10,338.	51%	56%	58%	60%

2020: 339 dues paid = 51% : \$ 10,428.00

2019: 374 dues paid = 56 % : \$ 11,368.00

Approval of Treasurer’s Report:

Action: A motion passed to approve the Treasurer’s Report.

V) New Business:

- Campaign – Election sign Guidelines for homeowners
 - Reviewed WELCA Draft document for Campaign/Election signs based on Colorado State Law – Colorado Common Interest Ownership Act (CCIOA) that supersedes any HOA or Civic Association covenants about the rules for display of Campaign or Election (political) signs. WELCA’s draft document allows display up to 100 days before the election and 10 days after the election, 1 sign per candidate or ballot issue.
 - Altitude Law also has a document for purchase that we need to review and decide if we want to buy reflecting CCIOA law policy for Associations.
- Non-Elections signs
 - Sandy Kelly – addressed the Board and sent a letter to the Board, citing reasons for consideration of time limitations for display of non-election type signs.
 - Discussion of Time limitations of non-election type signs on display.
 - WELCA is contacting Jefferson County Zoning for residential sign rules.
 - Colorado State law or CCIOA do not have laws in regards to Non-Election or Non–political type signs or there display.
 - Earl pointed out that WELCA may have set a precedence for example by temporality putting out “WELCA Clean-up” signs and by allowing “Anti-Covenant sign” (during the 2019 Filing 4 voting for new covenants. But these are signs displayed for temporary time frames.
 - Gary pointed out that filing # 6, 7, 8 & 8A covenants say “D-1. Signs. No sign of any kind shall be displayed to the public view on any site except one professional sign of not more than one square foot; no sign of not more than five square feet advertising the property for sale or rent, or signs used and erected by a builder to advertise the property during the period when construction and sales of new dwellings occur. As such, in these filings, any guidelines or policy that WELCA writes, must be consistent with current covenants, not contradictory, to be enforceable.
 - Our Attorney says that WELCA should have an adoption policy in place.
 - Motion was made and passed to table Non-election sign discussion until we get more information from Jefferson County and make a decision on Altitude Law’s proposal having them review our covenants and write a sign policy for non-election signs at their hourly rate.

- Fall Clean-up event – WELCA will decide at the September 1st meeting if the event will be held. (September 19, 2020)
 - Article in Newsletter – whether the event will be held or not
 - Inform members to bring help with them to unload their own vehicle, there won't be much help due to Covid.
 - Wait until September meeting to make an informed decision to have the event or not.
 - Website will have information posted.
 - Signs can be posted early to let residents know it is going to happen.
 - Only one car/vehicle allowed at a time at the dumpster.
 - Possibly extend event time from 7 AM-1 PM or later?

VI) Covenants & Violations: – ongoing violations, were discussed at the meeting.

- (Filing 9) 11455 West Texas Avenue – Front yard and driveway full of clutter
 - Action: County has interviewed and the property has been organized. Lucidell suggests starting over in the spring if necessary.
- (Filing 4) 1660 South Parfet Court – Commercial Trucks and trailers, Golf carts and Pod are gone.
 - Action – Looks better than it has in many months – considered closed.
- (Filing 7) 1152 South Owens Street – Boat and trailer parked beside garage
 - Action: Earl spoke with homeowner – who is using the boat each week which meets the one of the requirements of the covenant. Owner will move it behind the fence after water skiing season is over.
- (Filing 7) 10921 West Louisiana Ave – Large trailer parked on side of garage
 - Action: Earl spoke with homeowner and he will move the trailer and put a fence around it. Had to explain that verbal exceptions from “Don Walker” does not apply anymore, as it has never been documented in writing – to be discovered or reproduced by either party.
- (Filing 4) 1870 South Parfet Court – junk in side yard facing South Owens Street
 - Action: Clutter from yard visible from Owens Street is less. Owner has taken care of the most items in our letter. Earl / Mike will monitor. Also there was a vagrant altercation on the corner - they may be camping behind Safeway store.

VII) Old Business

- Follow-up on website plaque discussion (welca-hoa.com) on Entrance signs (Dan Demello)
 - Sign placement and cost. No resolution yet

VIII) Correspondence / email / phone calls:

- Letter from Sandy Kelly
- Carrey Christenson - Jefferson County Zoning

IX) Newsletter:

Next Newsletter - September

- A motion was made and passed: To wait on making a decision on whether to hold "Fall Clean-up" on September 19, 2020 pending the pandemic situation at the time of our September Meeting.
- Review the articles in the newsletter by email in advance of September Meeting. We will have two versions available to send out immediately- depending on our decision to have Fall Clean-up or not.

X) Adjourn: Meeting adjourned at 8:45 p.m